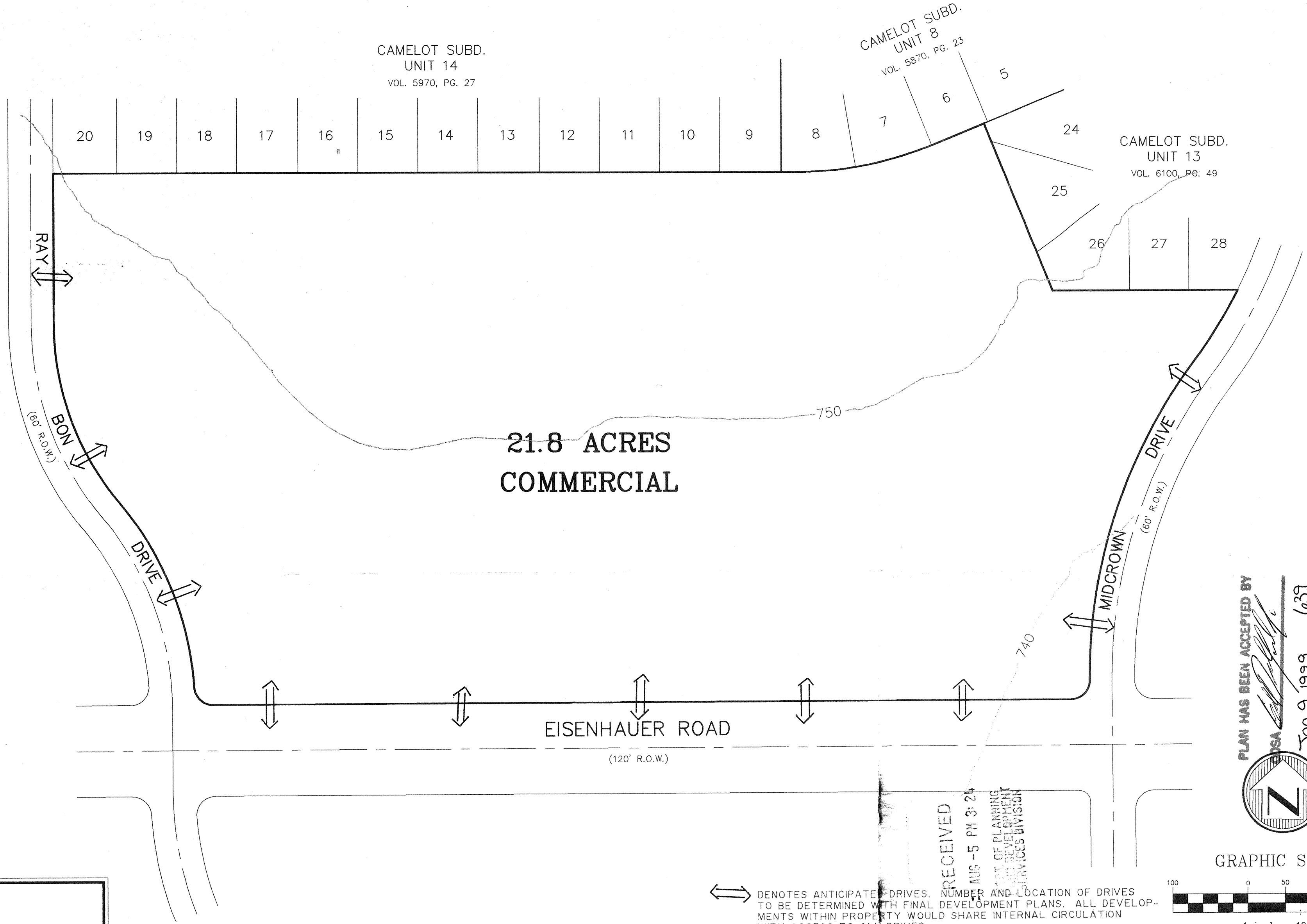


2



21.8 ACRES
COMMERCIAL

EISENHAUER ROAD

(120' R.O.W.)

MIDCROWN DRIVE

(60' R.O.W.)

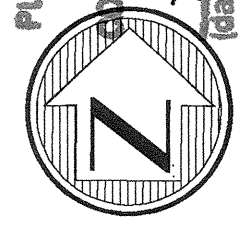
BON DRIVE

(60' R.O.W.)

RAY DRIVE

↔ DENOTES ANTICIPATED DRIVES. NUMBER AND LOCATION OF DRIVES TO BE DETERMINED WITH FINAL DEVELOPMENT PLANS. ALL DEVELOPMENTS WITHIN PROPERTY WOULD SHARE INTERNAL CIRCULATION WITH ACCESS TO ALL DRIVES.

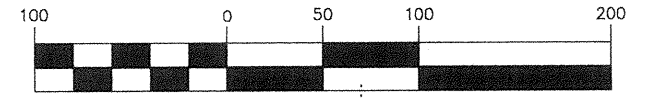
PLAN HAS BEEN ACCEPTED BY



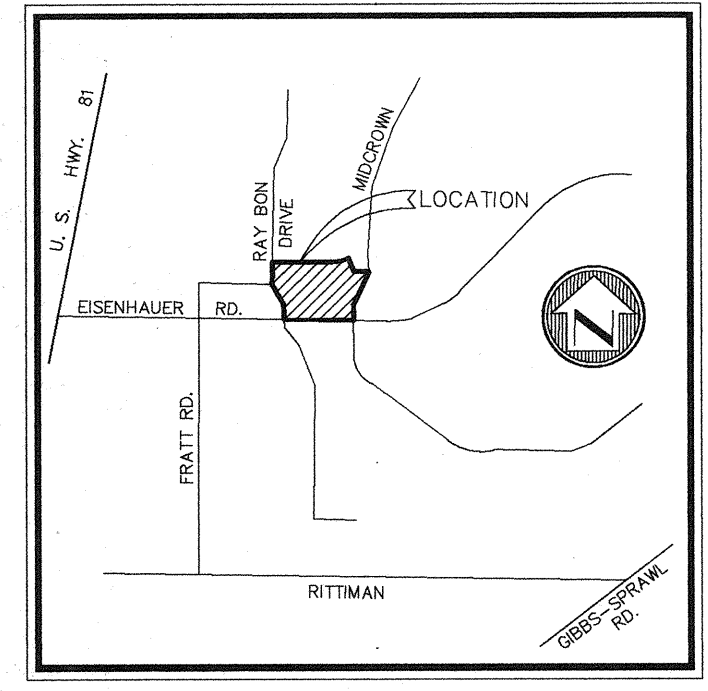
SA
Jan 9, 1999 639
(date) (number)

If no plats are filed, plan will
expire on Jan 7, 2001
1st plat filed on

GRAPHIC SCALE



1 inch = 100 ft.



LOCATION MAP

UTILITIES

WATER: SAN ANTONIO WATER SYSTEM
SEWER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.

DEVELOPER:
FRED NIEMANN
1122 COLORADO ST. SUITE 313
AUSTIN, TEXAS 78701
PHONE (512) 474-6901

P.O.A.D.P. PLAN
for
EISENHAUER ROAD 21.8



W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 734-5351

JOB NO. 39924.01
FILE:
DATE: 08/01/97
DESIGN:
DRAWN: B.C./B.H.
CHECKED:
SHEET 1 OF 1

SIGN & DATE

CITY OF SAN ANTONIO
POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 8/5/97 Name of POADP: EISENHOWER RD. 21.8

Owners: FRED NIEMANN Consulting Firm: W.F. Castella and Associates. Inc.

Address: 1122 COLORADO ST. 313 Address: 1039 W. Hildebrand

AUSTIN TX 78701 San Antonio, Texas 78201

Phone: (512) 474 6901 Phone: (210) 734-5351

Existing zoning: _____ Proposed zoning: B3R

Texas State Plane Coordinates: X: _____ Y: _____

Site is over/within/includes: San Antonio City Limits? ☒ Yes ☐ No
 Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
 Projected # of Phases: UNKNOWN ☒ Yes ☐ No
+ 8 dec

Land area being platted: _____ Lots _____ Acres _____

Single Family (SF) _____
 Multi-family (MF) _____
 Commercial and non-residential UNKNOWN 21.8
+ 8 dec

Is there a previous POADP for this Site? Name NO No. _____

Is there a corresponding PUD for this site? Name NO No. _____

Plats associated with this POADP or site? Name NO No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Joe Nix Signature: [Signature]

Date: 8/4/97 Phone: (210) 734-5351 Fax: (210-734-5363)

RECEIVED
 97 AUG -5 PM 3:24
 CITY OF SAN ANTONIO
 PLANNING
 AND DEVELOPMENT
 SERVICES DIVISION

- ✓ name of the POADP and the subdivision;
- ✓ indication of development phases on the POADP; **Unknown at this time**
- ✓ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ✓ north arrow and scale of the map;
- ✓ proposed land use by location, type and acreage;
- ✓ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ✓ contour lines at intervals no greater than ten (10) feet;
- ✓ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ✓ existing adjacent or perimeter streets;
- ✓ one hundred year flood plain limits;
- ✓ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ✓ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ✓ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ✓ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ✓ the POADP ☐ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ✓ The POADP ☐ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

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97 AUG - 3 PM 3: 24
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICE DIVISION

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Joe Nix

Signature: *Joe Nix*

If you have any questions please call Elizabeth Carol at 207-7900

**CITY OF SAN ANTONIO
POADP APPLICATION**

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Address: 1122 COLORADO ST. 313 Address: 1039 W. Hildebrand

AUSTIN TX 78701 San Antonio, Texas 78201

Phone: (512) 474 6901 Phone: (210) 734-5351

Existing zoning: _____ Proposed zoning: B3R

Texas State Plane Coordinates: X: _____ Y: _____

Site is over/within/includes: San Antonio City Limits? ☒ Yes ☐ No
Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: UNKNOWN ☐ Yes ☐ No

Land area being platted:

Lots

Acres

Single Family (SF) _____

Multi-family (MF) _____

Commercial and non-residential UNKNOWN

21.8

Is there a previous POADP for this Site? Name _____ No. _____

Is there a corresponding PUD for this site? Name _____ No. _____

Plats associated with this POADP or site? Name _____ No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Joe Nix

Signature: [Signature]

Date: 8/4/97

Phone: (210) 734-5351

Fax: (210) 734-5363



CITY OF SAN ANTONIO

July 9, 1999

Joe Nix, P. E.
W. F. Castella and Assoc.
1039 W. Hildebrand
San Antonio, TX 78201

Re: Eisenhower Road 21.8

POADP # 639

Dear Mr. Nix:

The City Staff Development Review Committee has reviewed Eisenhower Road 21.8 Subdivision Preliminary Overall Area Development Plan # 639. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access along Eisenhower Road, Midcrown Drive and Ray Bon Drive will be limited to two driveways each, with the understanding that the development would include shared access and internal circulation.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read 'Emil R. Moncivais', written in a cursive style.

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio, Senior Engineer Technician; Public Works Date 9.1.97

FROM: Elizabeth Carol, Planner II; Planning Department

ITEM NAME: Eisenhower Rd 21.8 FILE # NONE

RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days * POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

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97 SEP -8 AM 8:08
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Drainage easements will be require
and will be. ~~over~~ address during the
platting process.

Burt Rubio SE 9-2-97
Signature Title Date

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Elizabeth Carol, Planning Department

FROM: Engineering and Traffic Division

COPIES TO: File

SUBJECT: Eisenhower 21.8 POADP Level II T.I.A.

Date: June 30, 1999

The Engineering and Traffic Division has reviewed the Level-2 Traffic Impact Analysis for the Eisenhower 21.8 POADP located on the north side of Eisenhower Road between Midcrown Drive and Ray Bon Drive. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

Proposed to consist of various commercial lots, this property will is estimated to generate up to 991 peak hour trips for a shopping center based on the 6th edition of the ITE Trip Generation Manual. With the intent of shared driveways and common access, these trips will be distributed through two access points on Eisenhower Road, two located on Midcrown Drive, and two located on Ray Bon Drive.

Fewer driveways may be required on Midcrown and on Ray Bon.


Robert W. Opitz, P.E.
Chief Engineer Development
Review and Drainage

Approved by:


Andrew J. Ballard, P.E.
City Engineer